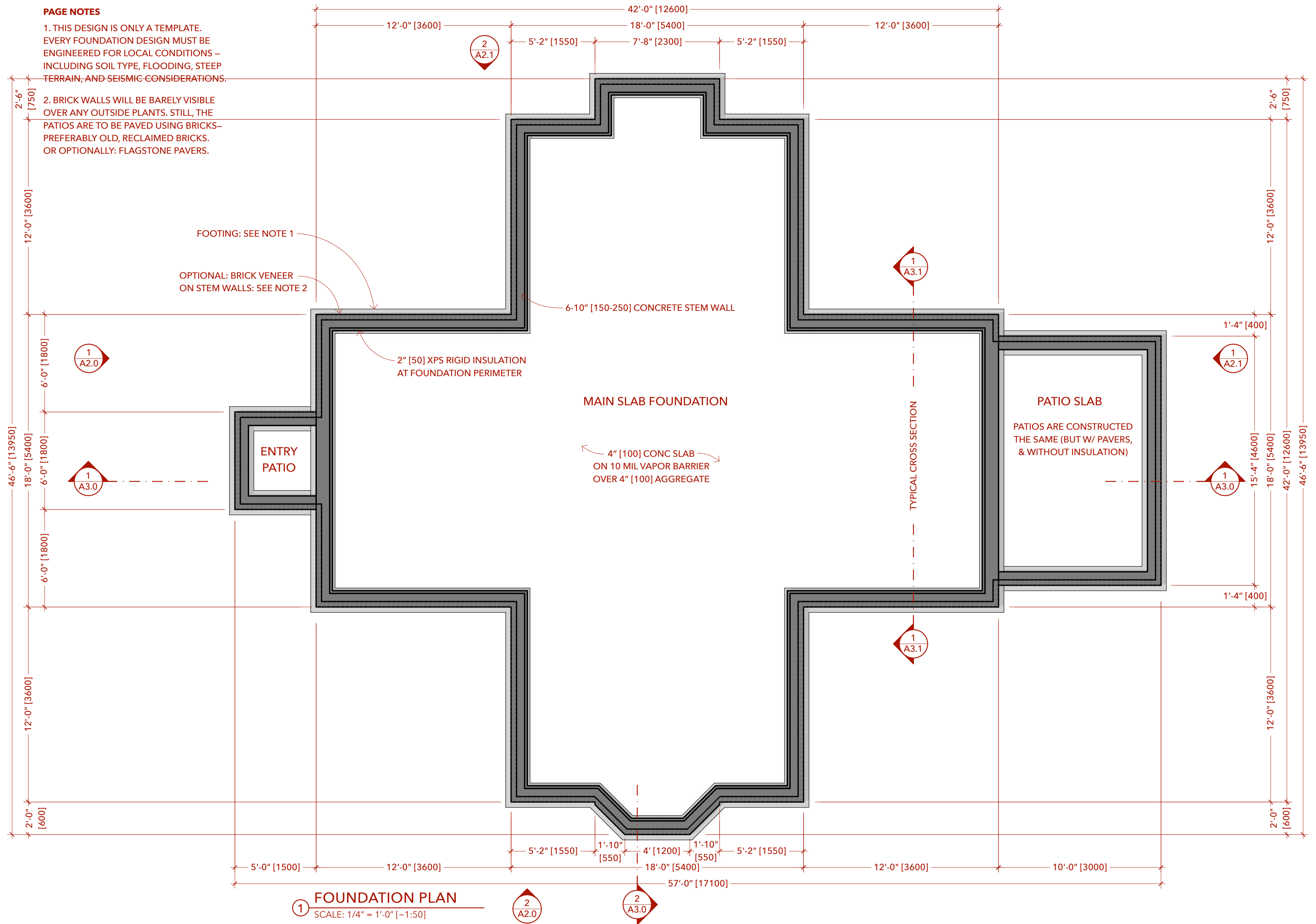


2. BRICK WALLS WILL BE BARELY VISIBLE OVER ANY OUTSIDE PLANTS. STILL, THE PATIOS ARE TO BE PAVED USING BRICKS—PREFERABLY OLD, RECLAIMED BRICKS. OR OPTIONALLY: FLAGSTONE PAVERS.



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THE FIRST OF A KIND
HALFSTORY HOUSE
A DESIGN BY JAY OSBORNE

1 2024-10-06 FIRST DRAFT (ONLY ON PATREON)

FOUNDATION PLAN

+ THANK YOU FOR SUPPORTING MY NEW WORK.

A1.0

- (A) 6-PANEL 36x80 [900x2000] SOLID DOOR
 & 36x16 [900x400] 3-LITE TRANSOM
- (B) 6-PANEL 36x80 [900x2000] POCKET DR
 & 36x16 [900x400] 3-LITE TRANSOM
- (C) 1-PANEL DOOR 24x80 [600x2000]
- (D) BIFOLD DOORS 48x80 [1200x2000]
- (E) 15-LITE SLIDING GLASS DOORS
 (2x) 36x84 [1800x2100]

① DOUBLE-HUNG 36x66 [900x1950]
WITH 2/2 DIVIDED LITES

② 1/1 DOUBLE-HUNG 18x66 [900x1950]

③ DOUBLE-HUNG 24x48 [600x1200]
WITH 2/2 DIVIDED LITES

1. WHEELCHAIR CLEARANCES: FOLLOW STANDARDS & REGULATIONS, LIKE THE 60" [1500] DIAMETER TURNING CIRCLE.
2. THRESHOLD LEVEL TRANSITIONS MUST NOT EXCEED 0.5" (15MM) IN HEIGHT.
3. STONE SLAB UNDER WOODSTOVE: TO BE NEARLY FLUSH W/ WOOD FLOORING.
4. CLOSETS SHOULDN'T BE TOO DEEP. AT LOW CEILING, MAKE SPACE FOR CHASES.
5. AT HOUSE'S CENTER, FLOORING TO CONVERGE IN CROSS-SHAPE PATTERN.
6. REFRIGERATOR FOOTPRINT:
30x30 [750x750] MAXIMUM

SCALE: 1/4" = 1'-0" [~1:50]

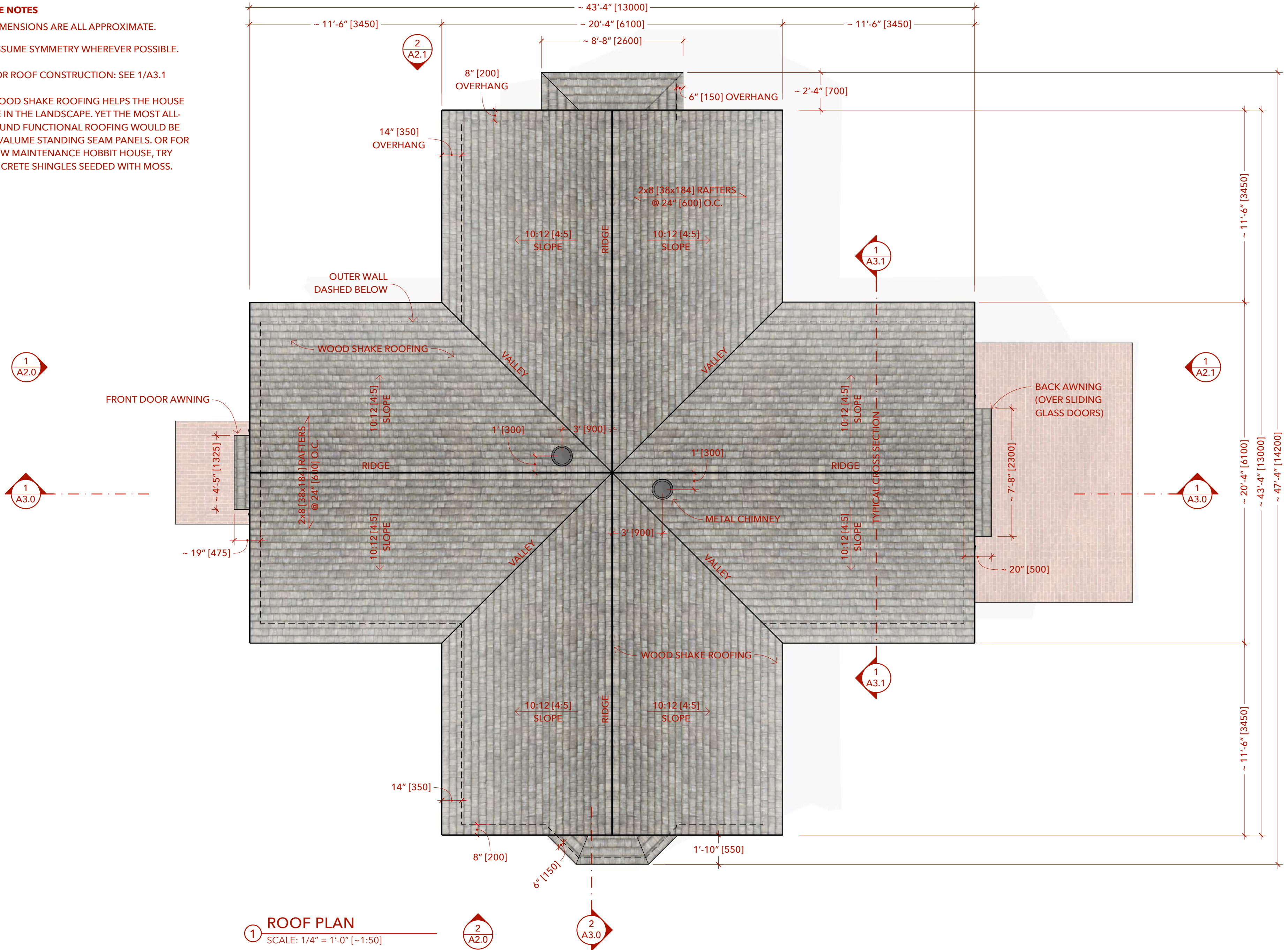
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A1.1

PAGE NOTES

1. DIMENSIONS ARE ALL APPROXIMATE.
2. ASSUME SYMMETRY WHEREVER POSSIBLE.
3. FOR ROOF CONSTRUCTION: SEE 1/A3.1
4. WOOD SHAKE ROOFING HELPS THE HOUSE HIDE IN THE LANDSCAPE. YET THE MOST ALL-AROUND FUNCTIONAL ROOFING WOULD BE GALVALUME STANDING SEAM PANELS. OR FOR A LOW MAINTENANCE HOBBIT HOUSE, TRY CONCRETE SHINGLES SEEDED WITH MOSS.



1 ROOF PLAN
SCALE: 1/4" = 1'-0" [~1:50]

2
A2.0

2
A3.0



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ROOF PLAN

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A1.2

PAGE NOTES:

1. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND WITH DOMINANT ADJACENT DESIGN ELEMENTS.
2. VAULTED CEILING AT BED ALCOVE CAN BE MADE OF GYPSUM BOARD OR WOOD BOARDS. THIS FEATURE IS RELATIVELY SIMPLE TO BUILD, BUT MAY BE OMITTED PER OWNER'S REQUEST. ALSO, THE TWO CLOSETS COULD BE TWO LARGE WARDROBES INSTEAD.
3. VAULTED CEILING SPRINGING POINT IS 5' [1500] ABOVE FLOOR, PEAKING AT 8'-2" [2450]. NO HEADROOM CONFLICT.
4. CLOSET SHEATHING CAN BE EITHER WOOD PANELING OR GYPSUM BOARD.
5. AT HOUSE'S CENTER, SHEATHING TO CONVERGE IN CROSS-SHAPE PATTERN.
6. OPT: DUCTLESS MINISPLIT LOCATION.

1 REFLECTED CEILING PLAN / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" [~1:50]



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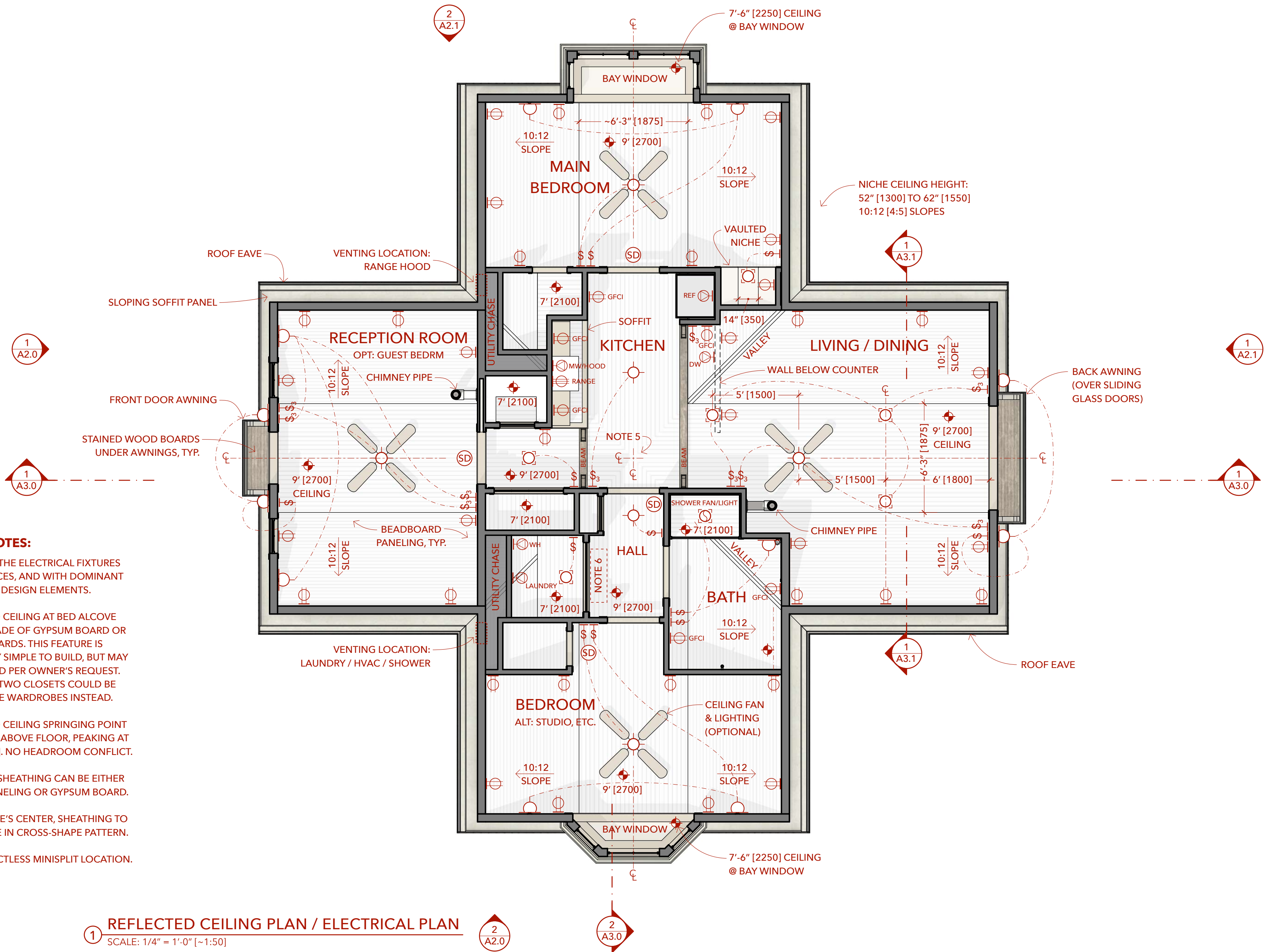
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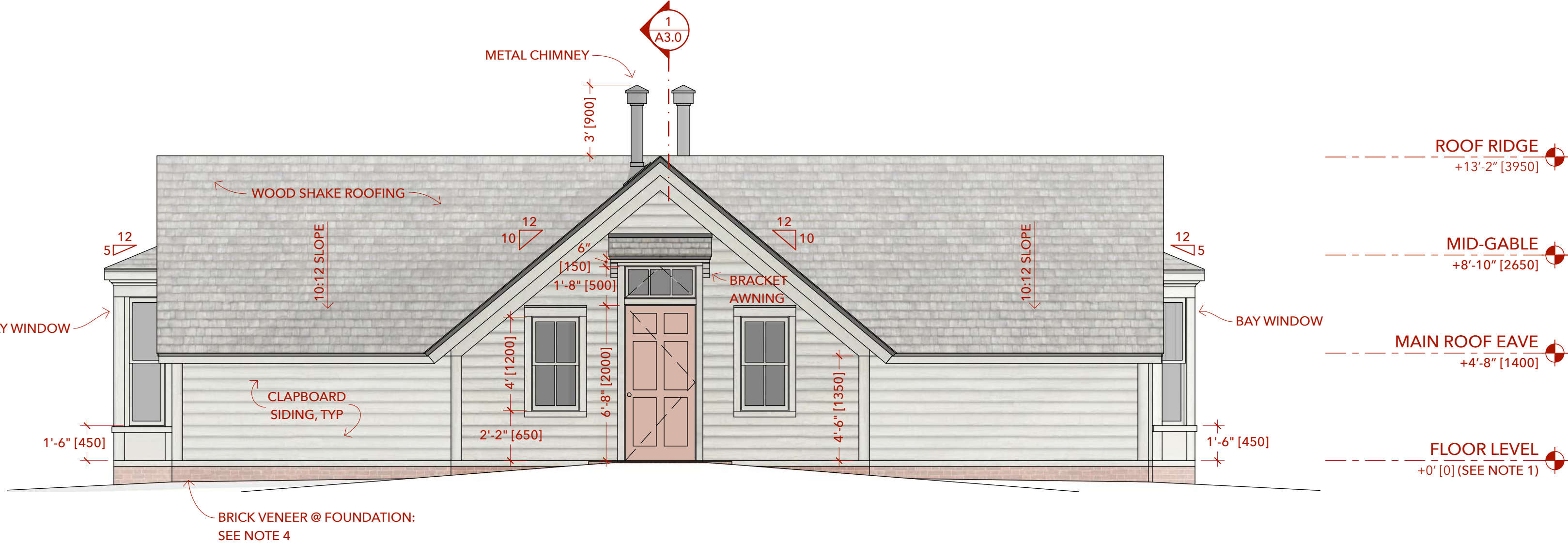
CEILING PLAN
/ ELECTRICAL

A1.3

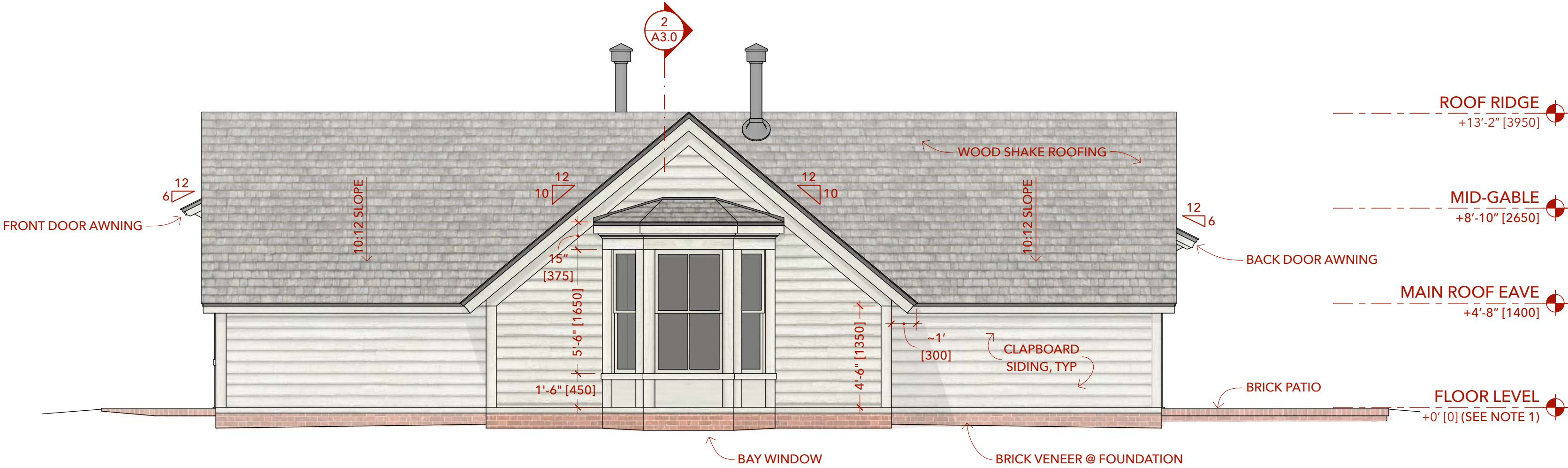


PAGE NOTES:

1. DENOTES INTERIOR FLOOR LEVEL. PATIO TO BE ALMOST FLUSH WITH THE INTERIOR FLOOR SURFACE, WITH A THRESHOLD CHANGE OF LESS THAN .5" [12] AT ANY DOORWAY.
2. CLAPBOARD SIDING IS TO BE MADE OF WOOD OR FIBER CEMENT. USING VINYL SIDING IS STRICTLY FORBIDDEN.
3. ALTERNATIVES TO WOOD SHAKES: STANDING SEAM METAL ROOFING, CORRUGATED METAL PANELS (WAVY), 5V GALVALUME PANELS, OR POSSIBLY CONCRETE OR CERAMIC ROOF TILES. ASPHALT SHINGLES, THOUGH NOT RECOMMENDED, ARE PERMISSIBLE.
4. BRICK VENEER FOUNDATION CAN BE PLAIN CONCRETE INSTEAD. IMMERSED IN VEGETATION, IT'S MOSTLY INVISIBLE.



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]



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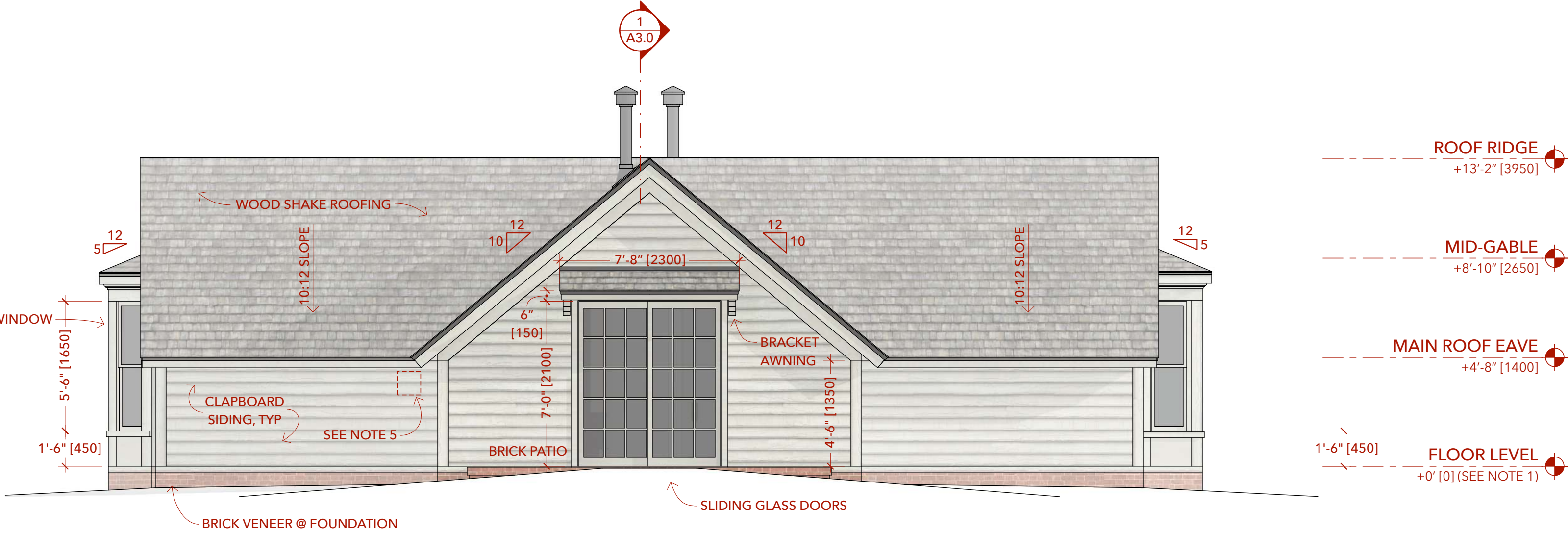
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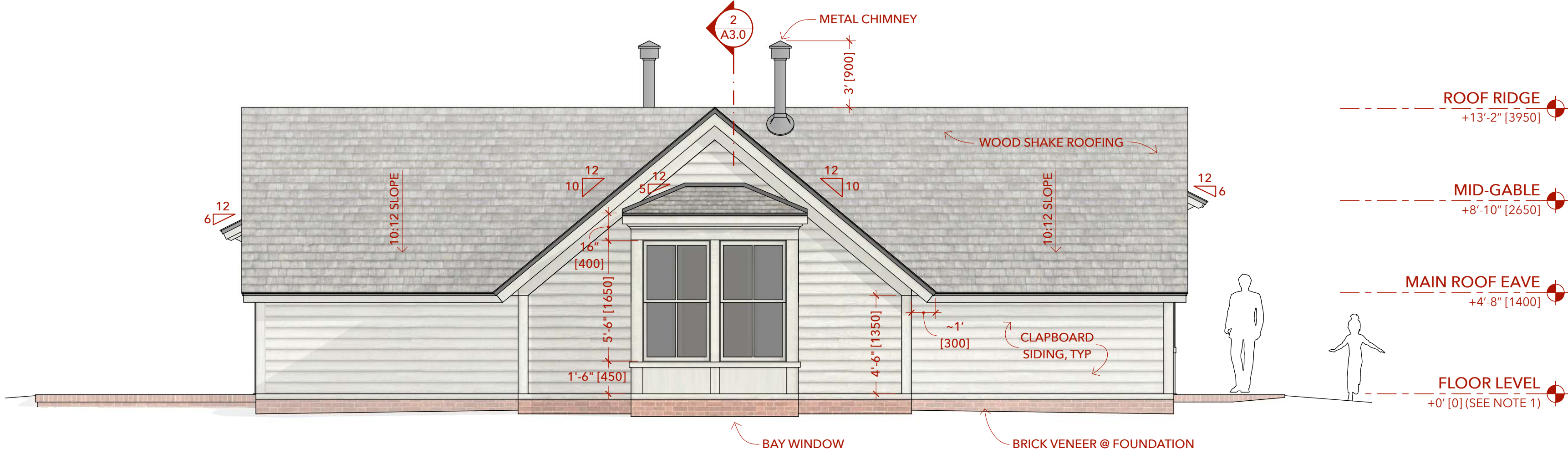
FRONT & RIGHT
ELEVATIONS
A2.0

PAGE NOTES:

- 1. DENOTES INTERIOR FLOOR LEVEL. PATIO TO BE ALMOST FLUSH WITH THE INTERIOR FLOOR SURFACE, WITH A THRESHOLD CHANGE OF LESS THAN .5" [12] AT ANY DOORWAY.
- 2. CLAPBOARD SIDING IS TO BE MADE OF WOOD OR FIBER CEMENT. USING VINYL SIDING IS STRICTLY FORBIDDEN.
- 3. ALTERNATIVES TO WOOD SHAKES: STANDING SEAM METAL ROOFING, CORRUGATED METAL PANELS (WAVY), 5V GALVALUME PANELS, OR POSSIBLY CONCRETE OR CERAMIC ROOF TILES. ASPHALT SHINGLES, THOUGH NOT RECOMMENDED, ARE PERMISSIBLE.
- 4. BRICK VENEER FOUNDATION CAN BE PLAIN CONCRETE INSTEAD. IMMERSED IN VEGETATION, IT'S MOSTLY INVISIBLE.
- 5. OPTIONAL: TINY WINDOW @ BATHRM



1 REAR ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" [~1:50]



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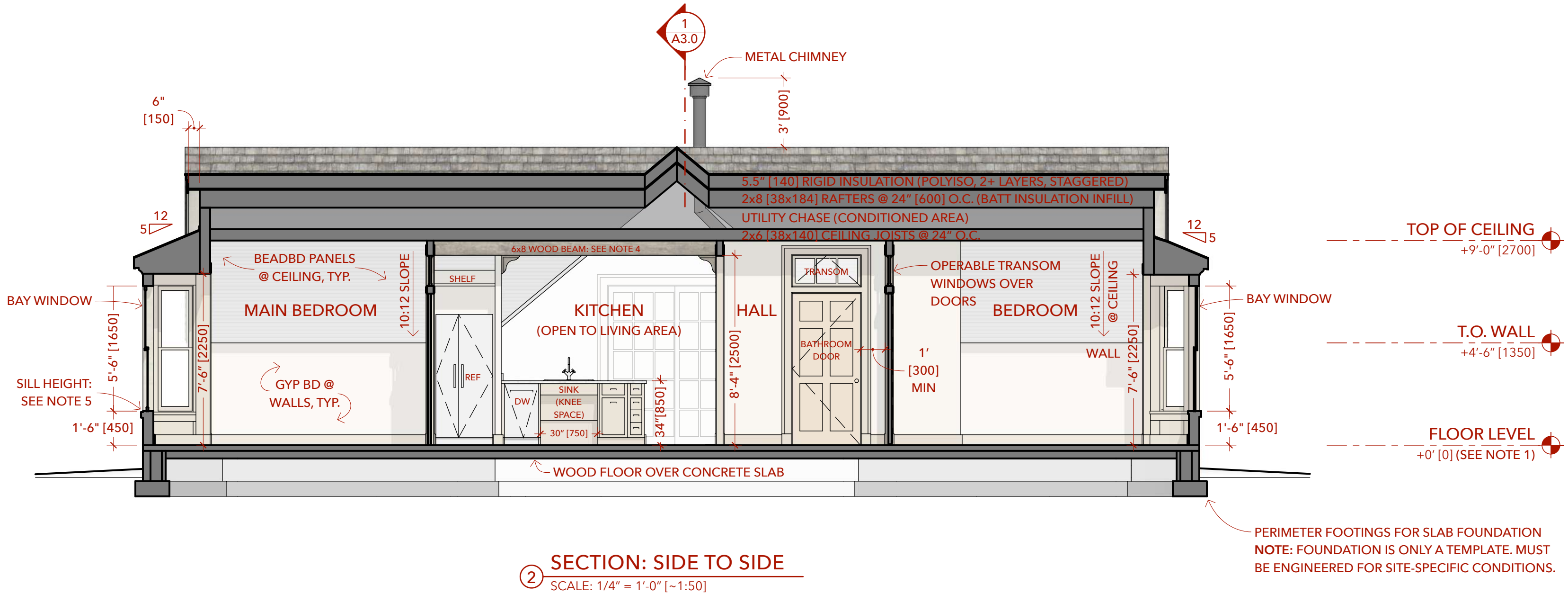
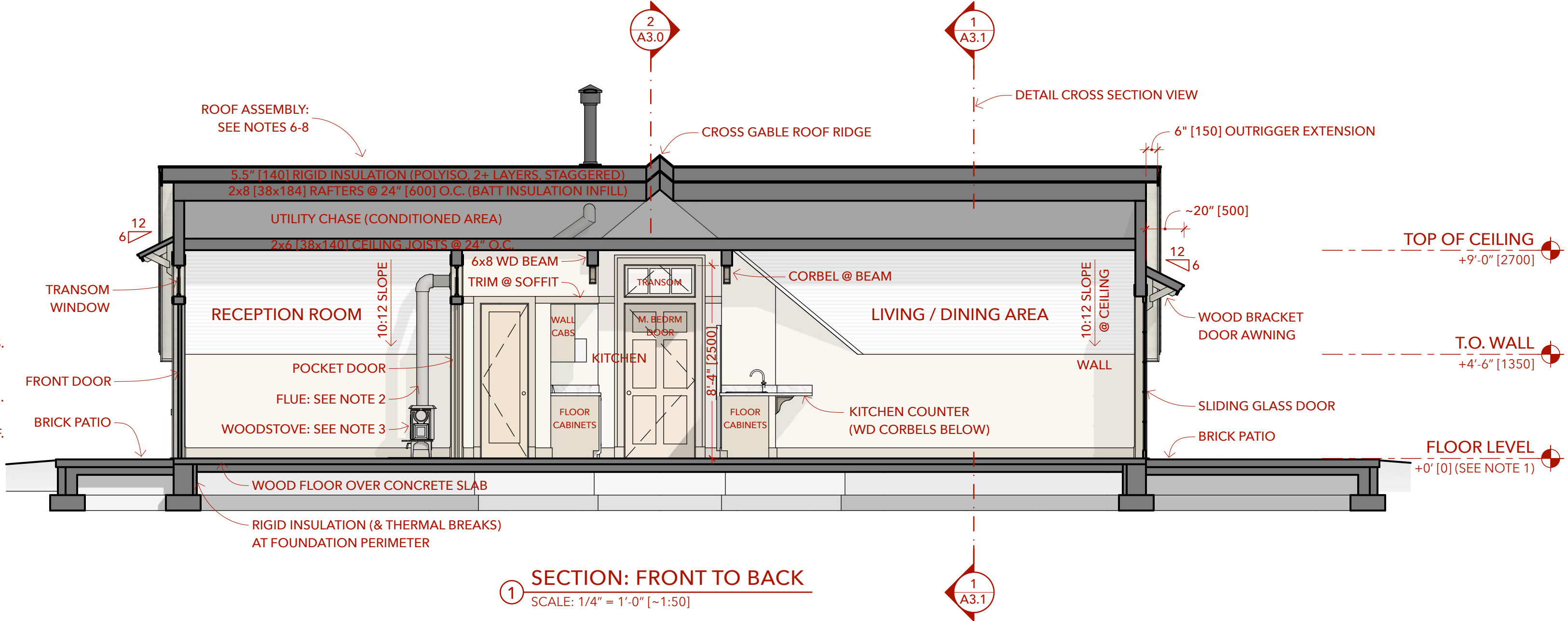
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REAR & LEFT
ELEVATIONS
A2.1

PAGE NOTES:

1. DENOTES INTERIOR FLOOR LEVEL.
PATIO TO BE ALMOST FLUSH WITH THE INTERIOR FLOOR SURFACE, WITH A THRESHOLD CHANGE OF LESS THAN .5" [12] AT ANY DOORWAY.
2. CLASS A INSULATED CHIMNEY PIPE: DURATECH OR EQUIVALENT. CHIMNEYS AT RIDGES TO HELP AIRFLOW, BUT MAY NEED TO BE REPOSITIONED FOR PROPER DRAFT. MAKE THEM INCONSPICUOUS.
3. WOODSTOVE: JOTUL RECOMMENDED.
4. WOOD BEAMS AT KITCHEN MAY NOT BE STRUCTURALLY NECESSARY, SO CAN BE OPTIONAL. BUT THEY ADD STRENGTH AND CAN ASSIST THE BUILDING PROCESS.
5. ANY WINDOWS LOWER THAN 18" [450] NEED TO HAVE IMPACT-RESISTANT GLASS. IF THERE IS A HIGH FLOOR-TO-GROUND DROP, THEN SILL MUST BE >24" [600] A.F.F.



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SECTION VIEWS

A3.0

PAGE NOTES:

1. ROOF ASSEMBLY: ROOFING OVER WRB OVER .5" [12] OSB ON 5.5" [140] RIGID INSULATION- POLYISO (OPT: XPS) 2+ LAYERS, GLUED & STAGGERED (WITH 2x6 [38x140] EAVE OUTRIGGERS)- OVER .5" [12] OSB ON 2x8 [38x184] RAFTERS (AT 24" [600] O.C.) W/ .75" [18] BEADBOARD INTERIOR SHEATHING.

2. ROOF ASSEMBLY DIAGRAMS AND OPTIONS: SEE BACKYARD FARMHOUSE PLANS AT FREEFARMHOUSE.COM/DOWNLOADS

3. UNVENTED ROOF ASSEMBLIES MAY BE ESPECIALLY IMPACT-RESISTANT. AND THIS ARCHETYPE'S LOW, AERODYNAMIC FORM COULD ALSO BE TORNADO-RESISTANT. SEEKING ENGINEERING CONSULTATION ON THIS MATTER: JAY@FREEFARMHOUSE.COM

4. WOOD SHAKE ROOFING HELPS IT HIDE IN THE LANDSCAPE. THE MOST ALL-AROUND FUNCTIONAL ROOFING WOULD BE GALVALUME STANDING SEAM. AND FOR A LOW MAINTENANCE HOBBIT HOUSE, TRY CONCRETE SHINGLES SEEDED WITH MOSS.

5. A RAINSCREEN ASSEMBLY MAY BE USEFUL- OR NECESSARY- FOR THIS UNVENTED ROOF. TODAY'S BUILDING SCIENTISTS INCREASINGLY RECOMMEND SUCH CONSTRUCTION METHODS (FOR INSULATION, ROT-RESISTANCE, LONG-TERM DURABILITY).

6. UTILITY CHASE IS IN THE CONDITIONED AREA OF THE HOUSE. DON'T PUNCH HOLES IN INSULATION WITHOUT GOOD CAUSE.

7. BEADBOARD PANELS CAN HAVE 1x4 [25x100] STRAPPING BETWEEN THEM AND THE RAFTERS (FOR A THERMAL BREAK, AND FOR UTILITY CHASES (LIKE FOR ELECTRICAL WIRING).

8. WOOD BOARDS MAY BE USED AT WALLS, COST PERMITTING.

9. DON'T PORK CHOP THE ROOF EAVE. KEEP IT SIMPLE.

10. STONE SLAB AT WOODSTOVE TO BE NEARLY FLUSH W/ WOOD FLOOR SURFACE (.5" [12] MAX CHANGE)

11. FOUNDATION DESIGN IS ONLY A TEMPLATE. IT MUST BE ENGINEERED FOR SITE-SPECIFIC CONDITIONS.

12. INSULATION R-VALUES (APPROXIMATE) AS DESIGNED HERE:
ROOF: 55
WALL: 21
SLAB: 10

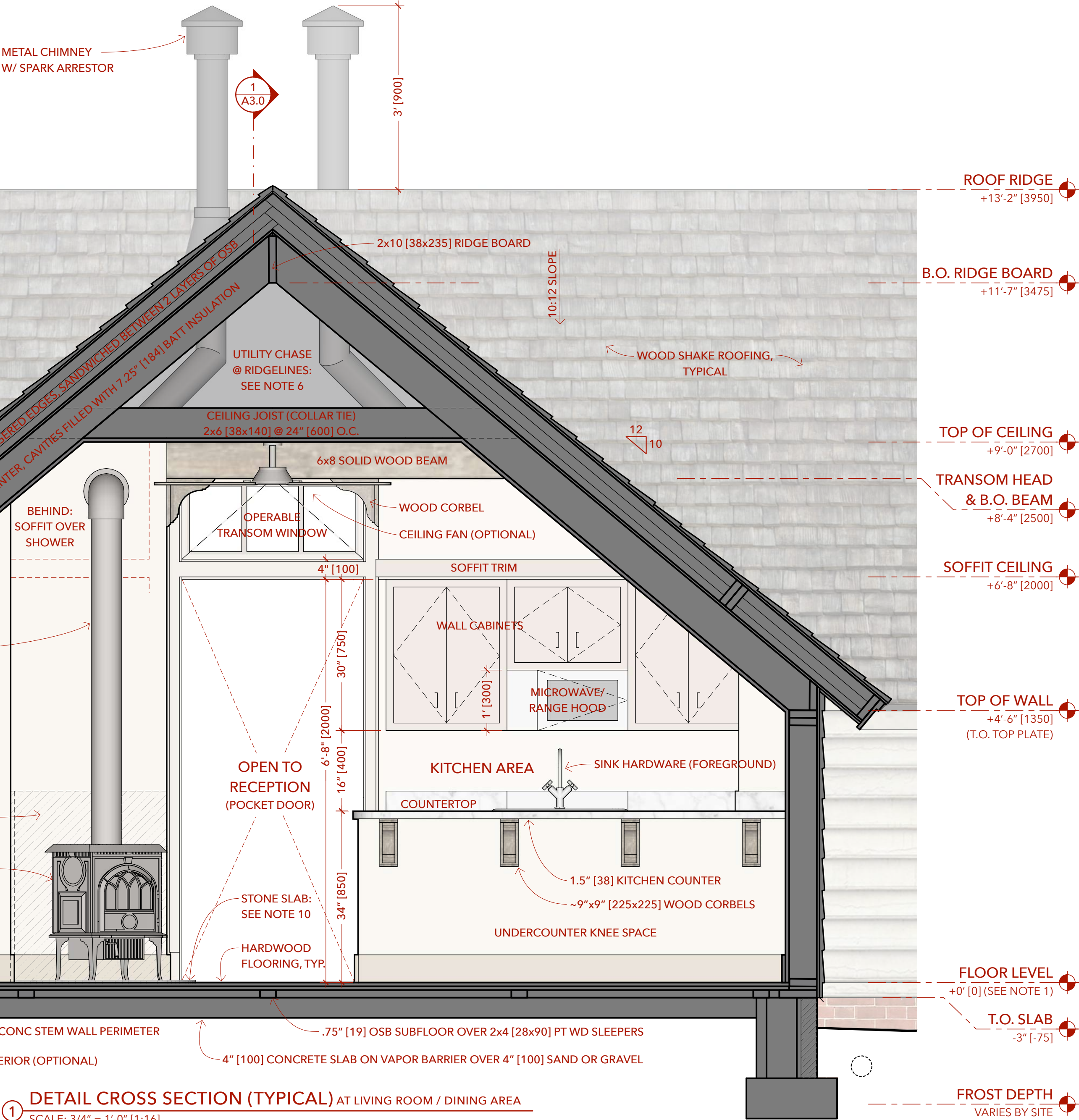
DRIP FLASHING @
1x8 FASCIA BOARD

EXTERIOR SIDING

GRADE LEVEL SLOPES
6" [150] MIN HEIGHT AT
10' [3000] FROM HOUSE

OPTIONAL:
ROOT-RESISTIVE BARRIER
(I.E. COPPER FLASHING)
ALLOWS TREES BY HOUSE

PERIMETER DRAINAGE
4" [100] PERFORATED PIPE



1 DETAIL CROSS SECTION (TYPICAL) AT LIVING ROOM / DINING AREA
SCALE: 3/4" = 1'-0" [1:16]



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DETAIL SECTION

A3.1